

104.0

0002

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

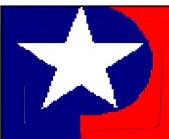
879,600 / 879,600

USE VALUE:

879,600 / 879,600

ASSESSED:

879,600 / 879,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORFANOS SAMANTHA MARIE
Owner 2:	ORFANOS STEVEN
Owner 3:	

Street 1:	19 MOCCASIN PATH
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	LEPORE BARBARA A -
Owner 2:	-

Street 1:	12 FOX MEADOW LN
Twn/City:	ARLINGTON

St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .386 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16800		Sq. Ft.	Site		0	70.	0.55	4									646,800						646,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	16800.000	232,500	300	646,800	879,600		66840
							GIS Ref
							GIS Ref
							Insp Date
							09/14/18

PREVIOUS ASSESSMENT								Parcel ID	104.0-0002-0020.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,500	300	16,800.	646,800	879,600		Year end	12/23/2021
2021	101	FV	248,100	300	16,800.	646,800	895,200		Year End Roll	12/10/2020
2020	101	FV	248,200	300	16,800.	646,800	895,300	895,300	Year End Roll	12/18/2019
2019	101	FV	215,200	300	16,800.	646,800	862,300	862,300	Year End Roll	1/3/2019
2018	101	FV	215,200	0	16,800.	554,400	769,600	769,600	Year End Roll	12/20/2017
2017	101	FV	215,200	0	16,800.	517,400	732,600	732,600	Year End Roll	1/3/2017
2016	101	FV	215,200	0	16,800.	443,500	658,700	658,700	Year End	1/4/2016
2015	101	FV	214,200	0	16,800.	397,300	611,500	611,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	8261
LEPORE BARBARA	1564-150	1	11/2/2020		839,000	No	No				
LEPORE LAWRENCE	1547-160	1	8/7/2019	Convenience		1	No	No			
LEPORE LAREWNECE	1127-154		6/8/1994			1	No	A			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/2/2021	1142	New Buil	400,000	O					8/12/2021	Mail Update	MM	Mary M
									1/12/2021	SQ Mailed	MM	Mary M
									11/1/2018	Info By Phon	DGM	D Mann
									9/14/2018	MEAS&NOTICE	BS	Barbara S
									2/17/2009	Meas/Inspect	189	PATRIOT
									10/24/2000	Hearing N/C	163	PATRIOT
									12/4/1999	Inspected	264	PATRIOT
									11/10/1999	Mailer Sent		
									10/26/1999	Measured	264	PATRIOT
									Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch	Sty Ht: 1 - 1 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	SCUTTLE HOLE	SINK INN BSMT.								
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:										
			%	1/2 Bath:	Rating:	A HBth:	Rating:										
				OthrFix: 1	Rating: Average												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good	A Kits:	Rating:										
Color: TAN				Fpl: 1	Rating: Average	WSFlue:	Rating:										
View / Desir:				CONDOS INFORMATION													
GENERAL INFORMATION																	
Grade: C - Average																	
Year Blt: 1950	Eff Yr Blt:																
Alt LUC:	Alt %:																
Jurisdct:	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wal	2 - Plaster	Sec Int Wall:	Phys Cond: AG - Avg-Good	26. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL					
			%	Economic:	%	Interior:		1	5	3							
				Special:	%	Additions:											
				Override:	%	Kitchen:											
				Total:	26.4 %	Baths:											
				CALC SUMMARY		Plumbing:											
				Basic \$ / SQ: 100.00		Electric:											
				Size Adj.: 1.35000002		Heating:											
				Const Adj.: 0.99000001		General:											
				Adj \$ / SQ: 133.650		Totals											
				Other Features: 85590													
				Grade Factor: 1.00													
				NBHD Inf: 1.00000000													
				NBHD Mod:													
				LUC Factor: 1.00													
				Adj Total: 315841													
				Depreciation: 83382													
				Depreciated Total: 232459													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS								PARCEL ID				104.0-0002-0020.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1995	0.00	T	19.2	101					
19	Patio	D	Y	1	10X15	A	FR	1960	4.75	T	51	101			300		300
More: N				Total Yard Items:				300	Total Special Features:								